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## Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** STEPHANIE BUBENHEIM, PLANNER II *SB*  
(480) 503-6625, STEPHANIE.BUBENHEIM@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** JUNE 6, 2018

**SUBJECT:** DR18-34, RETAIL CENTER AT SANTAN VILLAGE

**STRATEGIC INITIATIVE:** Economic Development

To support new commercial development opportunities.

### RECOMMENDED MOTION

Approve the Findings of Fact and approve DR18-34, Retail Center at San Tan: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.57 acres, generally located north of the northwest corner of Santan Village Parkway and Market Street, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

### APPLICANT/OWNER

**Company:** Vertical Design Studios  
**Name:** Trish Flower  
**Address:** 4650 E. Cotton Center Blvd. #140  
Phoenix, AZ 85040  
**Phone:** 602-393-9353  
**Email:** tflower@verticaldesignstudios.com

**Company:** Avalon Investments, Inc.  
**Name:** Chris Johnson  
**Address:** 10611 N. Hayden Road #D-103  
Scottsdale, AZ 85260  
**Phone:** 480-376-8750  
**Email:** chris@avaloninvestmentsinc.com

## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>January 25, 1999</i>	Town Council approved Z98-27 by adopting Ordinance No. 1142, rezoning approximately 523 acres from R-43 (Maricopa County Rural Residential) to PAD (Planned Area Development) with the underlying zoning designation of C-2 (General Commercial).
<i>November 16, 1999</i>	Town Council approved Ordinance No. 1230 by adding and rezoning 63 acres from R-43 (Maricopa County Rural) to C-2 with underlying PAD; adding new conditions; amending the development plan of Crossroads Center Planned Area Development.
<i>December 11, 2003</i>	Design Review Board approved DR03-97, Phase II at Santan Village Marketplace.
<i>March 9, 2006</i>	Design Review Board approved a master sign plan and entry features for Parcels G-1 and G-2 at Santan Village Marketplace (DR05-139).
<i>December 14, 2006</i>	Design Review Board approved DR06-102, the Final Design Review for Santan Village Marketplace.
<i>March 18, 2014</i>	Staff administratively approved DR05-139-E to amend Santan Village Master Sign Plan Phases 3, 4, 5 – Parcels G1 and G2.
<i>July 9, 2015</i>	Design Review Board approved DR15-06, Shops at San Tan Parcel G-1 on the subject site for an 8,400 sq. ft. multi-tenant building and a 3,000 sq. ft. drive-thru limited service restaurant. Site was never developed under the approved plan and a new design concept has been submitted to the town.
<i>May 2, 2018</i>	The Planning Commission reviewed DR18-34 (Retail Center at San Tan) as a Study Session item.

### **Overview**

The subject property is located north of the northwest corner of Santan Village Parkway and Market Street. The irregular shaped property consists of 2.57 acres and is zoned RC with a Planned Area Development (PAD) overlay and is part of the Gilbert Crossroads Center PAD more commonly known as SanTan Village Marketplace.

Two freestanding commercial buildings are proposed on the site. Pad A is a 3,300 sq. ft. drive-thru limited service restaurant with a 574 sq. ft. patio. Pad B is an 8,540 sq. ft. single-tenant office building with automotive service shop. The site is located within the Central 202 Growth Area and Vertical Overlay No. 5 with close access to the Santan 202 Freeway at Williams Field Road and Santan Village Parkway. The site is part of Parcel G-1 of the Gilbert Crossroads Center PAD (Ordinance No. 1230) and the two types of uses are permitted in the PAD.

There was a previously approved Design Review for the site in 2015 for two pad sites; Pad 1 was to be an 8,400 sq. ft. commercial building for in-line shops and Pad 2 was for a 3,000 sq. ft. drive-thru limited service restaurant. The approval consisted of site plan, landscaping, grading

and drainage, elevations, floor plans, colors and materials, and lighting for the site but construction never began. The current proposal has a new layout and new buildings, requiring a new design review.

**Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Regional Commercial (RC)	Santan Village Parkway then Regional Commercial with Planned Area Development overlay (RC PAD)	Santan Village Parkway then SanTan Village commercial complex
South	Regional Commercial (RC)	Regional Commercial with Planned Area Development overlay (RC PAD)	Jackson's Car Wash and Shell Gas Station
East	Regional Commercial (RC)	Regional Commercial with Planned Area Development overlay (RC PAD)	SanTan Village commercial complex
West	Residential >14-25 DU/Acre and Residential>8-14 DU/Acre	Multi-Family/Medium (MF/M PAD) and Multi-Family/Low (MF/L PAD)	Multi-Family Apartments (Borrego at Spectrum) and Multi-Family Condominiums (Inspiration at Annecy)
Site	Regional Commercial (RC)	Regional Commercial with Planned Area Development overlay (RC PAD)	Vacant

**Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC/Ordinance No. 1230</b>	<b>Proposed</b>
Maximum Building Height	55'	29'2"
Minimum Building Setbacks		
Front to ROW	25'	25'
Side to non-residential	0' internal to PAD	32'
Rear to residential	40'	66'
Separation Between Buildings	15'	115'
Minimum Required Perimeter Landscape Area		
Front to ROW	25'	25'
Side to non-residential	0' internal to PAD	15'
Rear to residential	10'	15'
Landscaping (% of net lot area)	15%	40.8%

## **DISCUSSION**

### **Site**

The 2.57 acre site is triangular with pre-determined access locations, significant setbacks and limited area for development. The applicant was required to locate the buildings as close to Santan Village Parkway as possible in order to meet setbacks from adjacent multi-family residential. The applicant has located 3,300 sq. ft. of drive-thru limited service restaurant with 574 sq. ft. patio within the Pad A designation. Pad B is proposed for an 8,540 sq. ft. single-tenant office building with automotive service shop.

The offsite improvements are in place and include curb and gutter, as well as a meandering sidewalk and street lights along Santan Village Parkway. An existing driveway is located at the north end of the site and is served by a median break in Santan Village Parkway. A shared driveway is located on the south property line providing right-in/right-out access to Santan Village Parkway. The main entry to the site is 700' north of the Santan Village Parkway / Market Street intersection. The secondary entry is a shared drive with the carwash/gas station to the south. An existing painted and stone column 6'-8' high masonry screen wall is in place along the west property line abutting multi-family. The site provides 80 parking spaces, 17 over the required amount for the RC zoning district. The applicant has diligently worked with Planning, Traffic, Public Works and Landscape staff to make this challenging site function per Code and Town standards.

Typically, staff does not recommend locating drive-thru lanes directly adjacent to major arterial roads. However, due to the irregular shape of the site, setback requirements and access points, staff and the applicant have determined this to be the best layout for the site/uses. Staff has worked with the applicant to revise the drive-thru exit lane in order to mitigate potential traffic congestion issues with vehicles entering the site at the main entry; a turning template was submitted and is part of the attached exhibits.

### **Landscape**

The overall landscape provided is consistent with the Santan Village streetscape. The street trees include Willow Acacia, Mexican Bird of Paradise, Sissoo, Desert Museum Palo Verde and Southern Live Oak with Date Palms at the secondary entrance. Shrubs such as Baja Fairy Duster, Valentine, Lynn's Legacy, Petite Pink Oleander, Mexican Petunia, Orange Jubilee, and Yellow Bells help to fill the understory. Ground covers are a combination of Desert Carpet, Purple Lantana, New Gold Lantana, and Express Rose decomposed granite/rip rap. The landscape area is comprised of 40.8% of the site.

### **Grading and Drainage**

There is an existing east/west irrigation ditch on the site that will be removed with development. Drainage is provided through surface retention basins and underground retention. The north acute triangle of the site is used for surface retention as well as two other smaller triangles along the west side of the property mid parcel and near the southwest corner of the site. There is a proposed storm drain pipe gathering the Santan Village Parkway roadway drainage to the underground retention pipe on site, located within the mid-parcel retention basin on the west side of the property. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division.

### **Elevations, Floor Plan, Colors and Materials**

The color palette for the center is the approved palette for SanTan Village Marketplace. The palette for the site is tans and browns with some green and gray accents. Architectural features were pulled from nearby buildings within SanTan Village Marketplace to tie into the two proposed new buildings while still contributing to a more contemporary look.

Based on Planning Commission comments from the May 2, 2017 Study Session, the architect has added more features to Pad A and Pad B, providing ample articulation around all four sides of each building. The architect has also noted that the Superlite block in Tierra Brown has created a more mauve color that was not intended for the site. The architect would like to update the Superlite block to Modesto to follow a brown color scheme that will match the buildings across Santan Village Parkway, a condition of approval has been added.

The freestanding drive-thru limited service restaurant has a main body of stucco painted Accessible Beige, with accents of Gray Matters, fiber cement vintagewood in Bark, cultured stone in Aspen and Superlite block in Modesto. The Superlite block is used as an accent along the bottom of the building and columns for the outdoor patio. The fiber cement vintagewood in Bark is used along the elevation fronting Santan Village Parkway to provide more visual interest to the building. The faux wood is used on both sides of the drive-thru canopy area while an accent of cultured stone is used for blocking around the drive-thru window/canopy area, as well as the two entrances to the restaurant. Stone has been added to the south elevation and wraps to the west elevation. Awnings of metal standing seam in Galvalume are located over the windows. The same metal material is used for the full cover drive-thru canopy and outdoor patio area. The man doors are painted to match Accessible Beige so that they blend into the wall that can be seen along Santan Village Parkway. The total height of the one-story limited service restaurant is 27'-2".

The single-tenant office building with auto service shop uses the same color and materials palette along with a stucco accent color Bunglehouse Gray that is used for blocking and making the office use the prominent part of the building. A flat steel canopy is used over the entrance and wraps around to the east elevation facing Santan Village Parkway; the same steel canopy has been added over all service bay doors to add visual interest when the bay doors are open during business hours. There are awnings over two windows on the east elevation and awnings over steel green screens on the south elevation facing the car wash and the north elevation. Six service bay doors occupy two sides of the building. Per LDC Section 2.305.D.2.b., service bays located within 200 feet of property designated for residential use in the General Plan shall not face the adjacent residential property. The building is oriented closer to Santan Village Parkway and is over 100' away from the west property line abutting residential with the service bay doors facing towards the car wash/gas station and to the north. The total height of the office/auto service shop building is 29'-2".

### **Lighting**

The parking lot lights within the site are meeting distance requirements to residential and property lines and all light poles are at a height of 14'. The building wall light fixtures are

modern sconces, canopy surface mounted lights and or/ emergency lights, none exceed a mounted height of 14 feet. All site lighting will be required to comply with Town codes.

### **Signage**

The freestanding entry walls and monument sign locations are consistent with the SanTan Marketplace Master Sign Program. The location for these signs is noted on the site plan. Wall signs shall be in conformance with the SanTan Marketplace Master Sign Program. Signage is not included in this approval. Administrative Design Review approval is required prior to permitting.

### **Planning Commission Comments from Study Session conducted on April 4, 2018.**

During the Study Session, the following comments were brought forth by the Planning Commission Members:

1. Commissioners discussed the drive-thru exit on Pad A and vehicles entering the site at the north entrance.
  - The project was evaluated for a safe drive-thru exit. A turning movement was provided showing the vehicle movement exiting the drive-thru, with still enough width for a vehicle to enter the site off of Santan Village Parkway while a vehicle is exiting the drive-thru.
2. Commissioners were concerned with ADA accessible route around Pad A.
  - The drawings were revised to show that the patio area will not be fully enclosed, providing adequate ADA access. A column has been relocated to provide enough spacing between the entrance and closest parking space overhang.
3. Commissioners requested more architectural features for south and east elevations on Pad A as they will be seen from Santan Village Parkway.
  - Pad A Elevations have been revised to add more articulation around the building. Stone has been added to the south elevation to enhance the Accessible Beige colored wall and break up massing. The stone feature wraps around to the west elevation. The stone accent and roofline on the north elevation has been further extended along the east elevation. On the east elevation, faux wood fiber cement board has been added on both sides of the drive-thru canopy area to provide more architectural features and make the building more appealing along Santan Village Parkway.
4. Commissioners noted the absence of architectural features around the bay doors on Pad B.
  - Pad B Elevations have been revised to include awnings over all bay doors, matching the awning at the main entrance. Superlite masonry block in Modesto has been added around the service bay doors on the north and south elevations, the block wraps around the west elevation.
5. Commissioners asked about queueing at the service bay doors fronting the shared access road with the car wash.

- The site is irregular and limits the layout of the proposed building. The service bay doors are over 80 feet from the shared access drive entrance. There is also approximately 14 feet distance from the service bay door to the shared access drive and the proposed landscaping along the shared access does not inhibit sight visibility. If vehicles are backed out of the service bay employees must use a spotter per standard operating procedures of the use proposed.

### **PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

### **STAFF RECOMMENDATION**

Approve the Findings of Fact and approve DR18-34, Retail Center at San Tan: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.57 acres, generally located north of the northwest corner of Santan Village Parkway and Market Street, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the June 6, 2018 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.
4. Superlite colored masonry block in "Tierra Brown" shall be replaced with Superlite colored masonry block in "Modesto".

Respectfully submitted,



Stephanie Bubenheim  
Planner II

### **Attachments and Enclosures:**

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Site Plan

- 5) Turning Template
- 6) Landscape
- 7) Grading and Drainage
- 8) Colors and Materials
- 9) Elevations
- 10) Floor Plans
- 11) Lighting



**FINDINGS OF FACT**  
**DR18-34, Retail Center at San Tan**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

## Notice of Public Hearing

**PLANNING COMMISSION DATE:**

**Wednesday, June 6, 2018\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

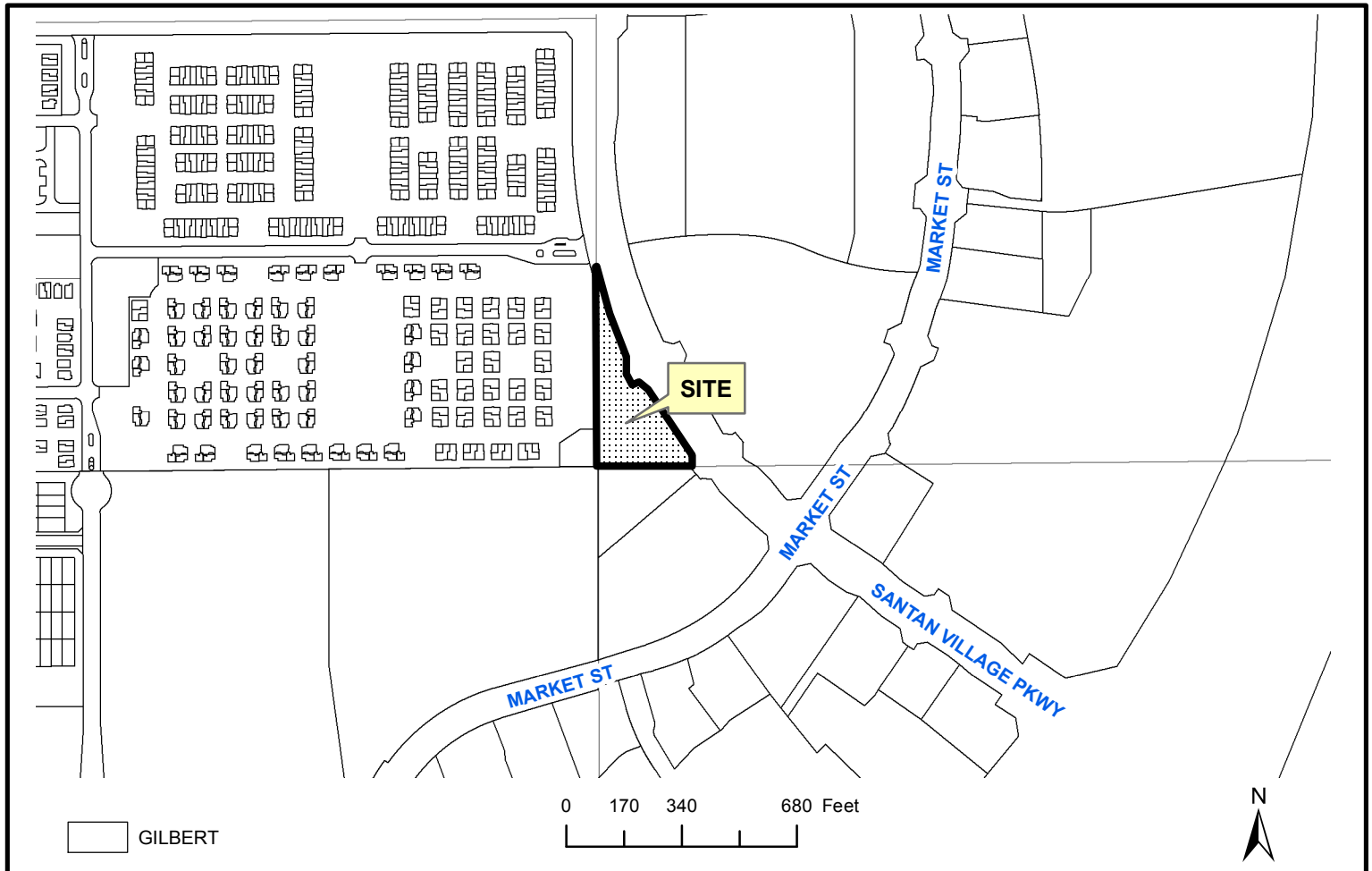
**\* Call Planning Department to verify date and time:  
(480) 503-6625**

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

### **REQUESTED ACTION:**

DR18-34, RETAIL CENTER AT SAN TAN VILLAGE: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 2.57 acres, generally located north of the northwest corner of Santan Village Parkway and Market Street, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

### **SITE LOCATION:**



**APPLICANT: Vertical Design Studios  
CONTACT: Trish Flower  
ADDRESS: 4650 E Cotton Center Blvd, Ste. 140  
Phoenix, AZ 85040**

**TELEPHONE: (602) 393-9353  
E-MAIL: [tflower@verticaldesignstudios.com](mailto:tflower@verticaldesignstudios.com)**



# Parcel-Aerial Map





LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33, A 1/4 INCH REBAR WITH NO IDENTIFICATION, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 33, A BRASS CAP FLUSH BEARS NORTH 00 DEGREES 11 MINUTES 58 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 2641.07 FEET, SAID CENTER OF SECTION BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION, NORTH 00 DEGREES 11 MINUTES 58 SECONDS WEST, A DISTANCE OF 588.64 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SANTAN VILLAGE PARKWAY AS SHOWN ON THE MAP OF DEDICATION (M.O.D.) RECORDED IN BOOK 671 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS (M.C.R.), AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE LEAVING SAID NORTH-SOUTH MIDSECTION LINE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 1553.58 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 74 DEGREES 41 MINUTES 25 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 34 SECONDS, A DISTANCE OF 98.32 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 1538.18 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 78 DEGREES 11 MINUTES 57 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 03 DEGREES 48 MINUTES 42 SECONDS, A DISTANCE OF 88.91 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1557.80 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 67 DEGREES 50 MINUTES 04 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 03 DEGREES 48 MINUTES 52 SECONDS, A DISTANCE OF 103.71 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTH 18 DEGREES 07 MINUTES 18 SECONDS WEST, A DISTANCE OF 41.81 FEET;

THENCE SOUTH 27 DEGREES 45 MINUTES 07 SECONDS EAST, A DISTANCE OF 44.96 FEET;

THENCE NORTH 62 DEGREES 14 MINUTES 53 SECONDS EAST, A DISTANCE OF 19.41 FEET;

THENCE SOUTH 73 DEGREES 28 MINUTES 31 SECONDS EAST, A DISTANCE OF 30.10 FEET, TO A POINT OF INTERSECTION WITH A NONTANGENT CURVE;

THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1553.58 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 60 DEGREES 31 MINUTES 46 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 03 DEGREES 05 MINUTES 54 SECONDS, A DISTANCE OF 246.70 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTH 05 DEGREES 31 MINUTES 20 SECONDS WEST, A DISTANCE OF 41.80 FEET;

THENCE SOUTH 40 DEGREES 21 MINUTES 26 SECONDS EAST, A DISTANCE OF 19.48 FEET;

THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 49 DEGREES 38 MINUTES 34 SECONDS WEST, A DISTANCE OF 379.77 FEET, TO SAID NORTH-SOUTH MID-SECTION LINE;

THENCE ALONG SAID NORTH-SOUTH MID-SECTION LINE, NORTH 00 DEGREES 11 MINUTES 58 SECONDS WEST, A DISTANCE OF 272.23 FEET, TO THE POINT OF BEGINNING.

SUBJECT PARCEL CONTAINS 112,479 SQUARE FEET OR 2.582 ACRES MORE OR LESS.

STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES:

- ALL UTILITY LINES LESS THAN 60 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 8" SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
  - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
  - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
  - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
  - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
  - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
  - ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;
  - ROUTED UNDER GROUND.
- ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL:
  - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
  - HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
  - BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL, SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

SITE DATA:

GROSS SITE AREA: 112,034 SF (2.57 ACRES)  
NET SITE AREA: 106,206 SF (2.44 ACRES)  
EXISTING ZONING: RC - REGIONAL COMMERCIAL PAD  
LAND USE: COMMERCIAL

BUILDING AREA:	
PAD A	3,300 SF
PAD A PATIO	574 SF
PAD B	8,540 SF
TOTAL	12,414 SF

BUILDING COVERAGE: 12,414 SF (11.7%)  
LANDSCAPE COVERAGE:  
ON-SITE LANDSCAPE AREA: 46,090 SF (40.89%)  
OFFSITE LANDSCAPE AREA: 662 SF (41.47%)

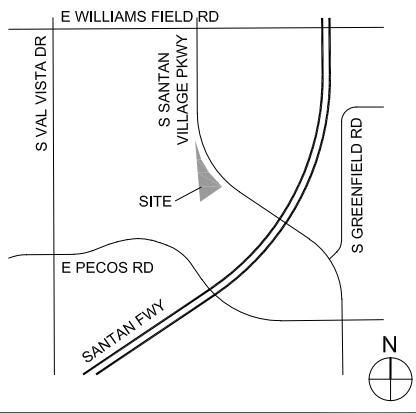
PARKING REQUIRED:	
PAD A + PATIO	3,874 SF / 200 = 20 SPACES
PAD B	8,540 SF / 200 = 43 SPACES
TOTAL	63 SPACES

PARKING PROVIDED: 80 SPACES TOTAL

PARKING RATIO: 6.76 SPACES / 1,000 SF

BICYCLE PARKING REQUIRED: 8 SPACES  
BICYCLE PARKING PROVIDED: 8 SPACES

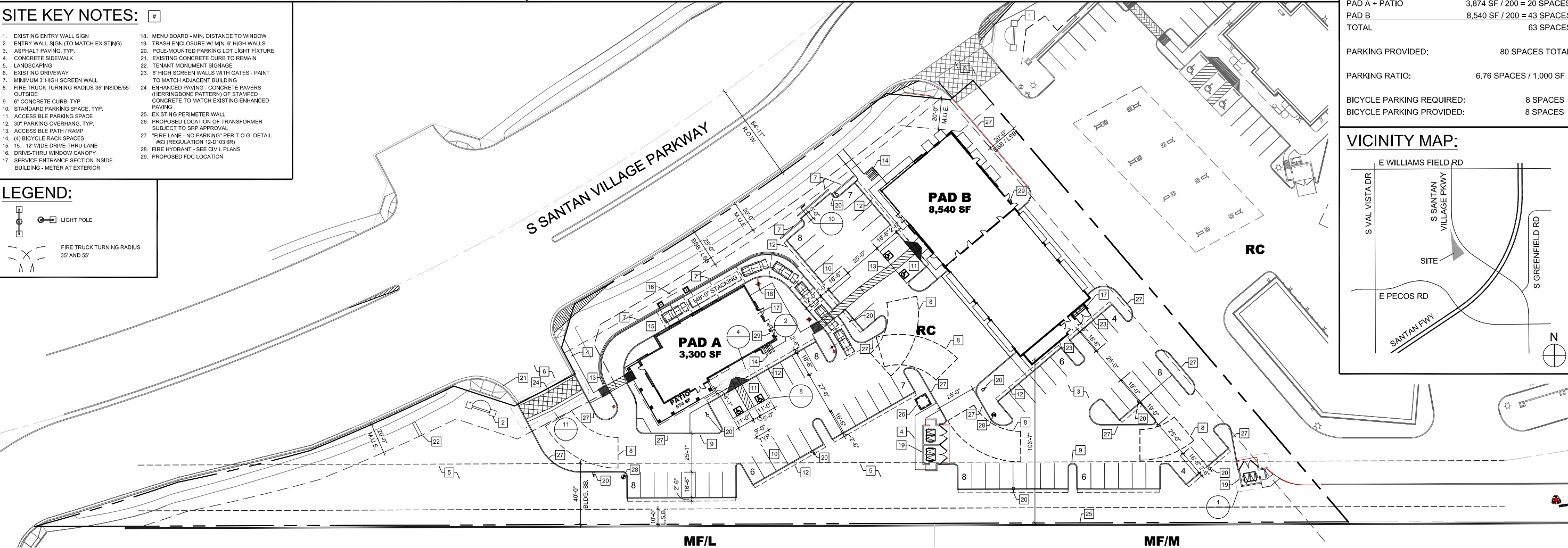
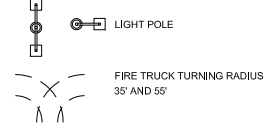
VICINITY MAP:



SITE KEY NOTES: #

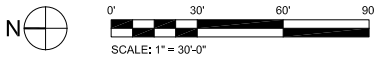
- EXISTING ENTRY WALL SIGN
- ENTRY WALL SIGN (TO MATCH EXISTING)
- ASPHALT PAVING, TYP.
- CONCRETE SIDEWALK
- LANDSCAPING
- EXISTING DRIVEWAY
- MINIMUM 3' HIGH SCREEN WALL
- FIRE TRUCK TURNING RADIUS-35' INSIDE/55' OUTSIDE
- 6" CONCRETE CURB, TYP.
- STANDARD PARKING SPACE, TYP.
- ACCESSIBLE PARKING SPACE
- 30' PARKING OVERHANG, TYP.
- ACCESSIBLE PATH / RAMP
- (4) BICYCLE RACK SPACES
- 12' WIDE DRIVE-THRU LANE
- DRIVE-THRU WINDOW CANOPY
- SERVICE ENTRANCE SECTION INSIDE BUILDING - METER AT EXTERIOR
- MENU BOARD - MIN. DISTANCE TO WINDOW
- TRASH ENCLOSURE W/ MIN. 6' HIGH WALLS
- POLE-MOUNTED PARKING LOT LIGHT FIXTURE
- EXISTING CONCRETE CURB TO REMAIN
- TENANT MONUMENT SIGNAGE
- 6' HIGH SCREEN WALLS WITH GATES - PAINT TO MATCH ADJACENT BUILDING
- ENHANCED PAVING - CONCRETE PAVERS (HERRINGBONE PATTERN) OF STAMPED CONCRETE TO MATCH EXISTING ENHANCED PAVING
- EXISTING PERIMETER WALL
- PROPOSED LOCATION OF TRANSFORMER SUBJECT TO SRP APPROVAL
- "FIRE LANE - NO PARKING" PER T.O.G. DETAIL #63 (REGULATION 12-D103.BR)
- FIRE HYDRANT - SEE CIVIL PLANS
- PROPOSED FDC LOCATION

LEGEND:



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"



RETAIL CENTER at SanTan Village

S Santan Village Parkway and Market Street  
Gilbert, AZ 85295

05.23.2018

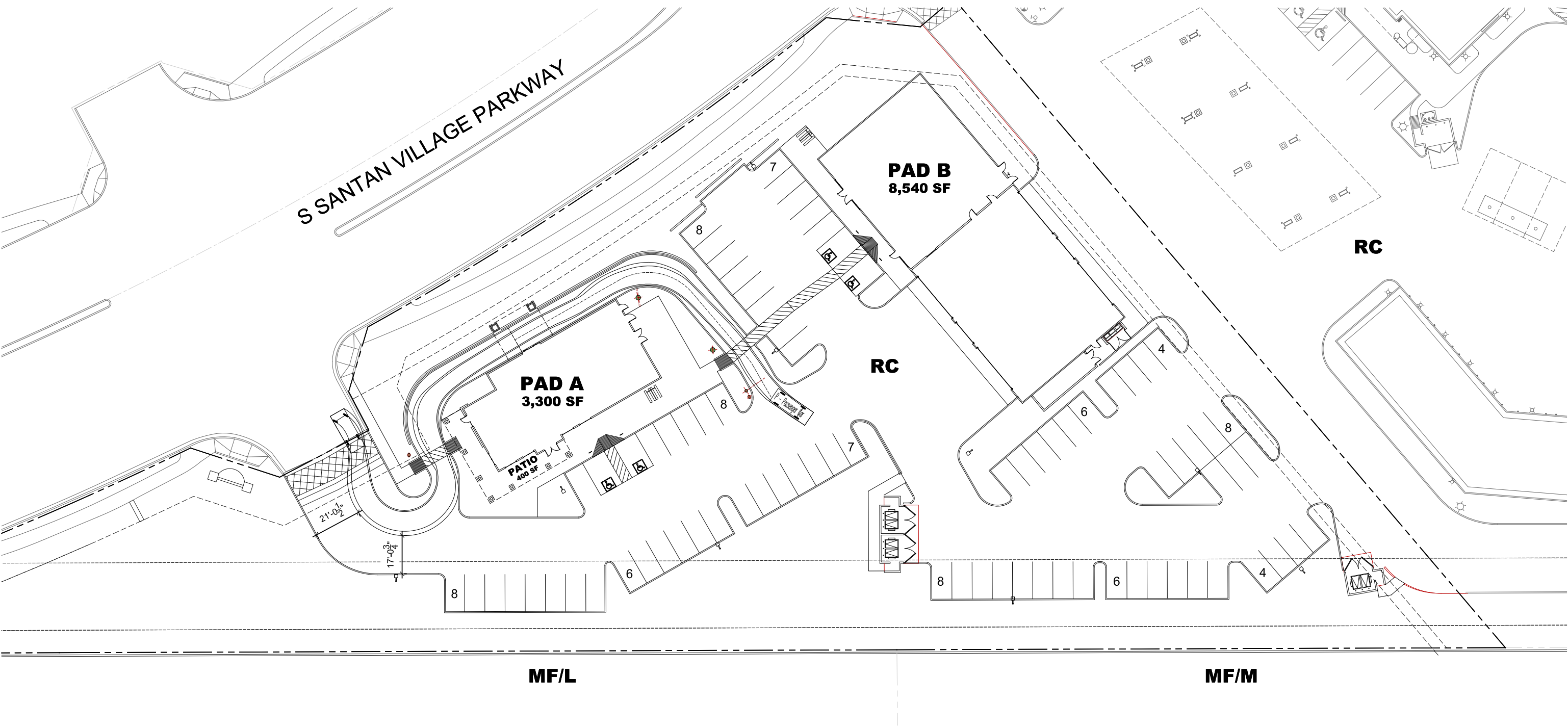
PROJECT NO.: 18002



DR18-34: Retail Center at San Tan Village  
Attachment 4 - Site Plan  
June 6, 2018



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com







# CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"



## RETAIL CENTER at SanTan Village

S Santan Village Parkway and Market Street  
Gilbert, AZ 85295

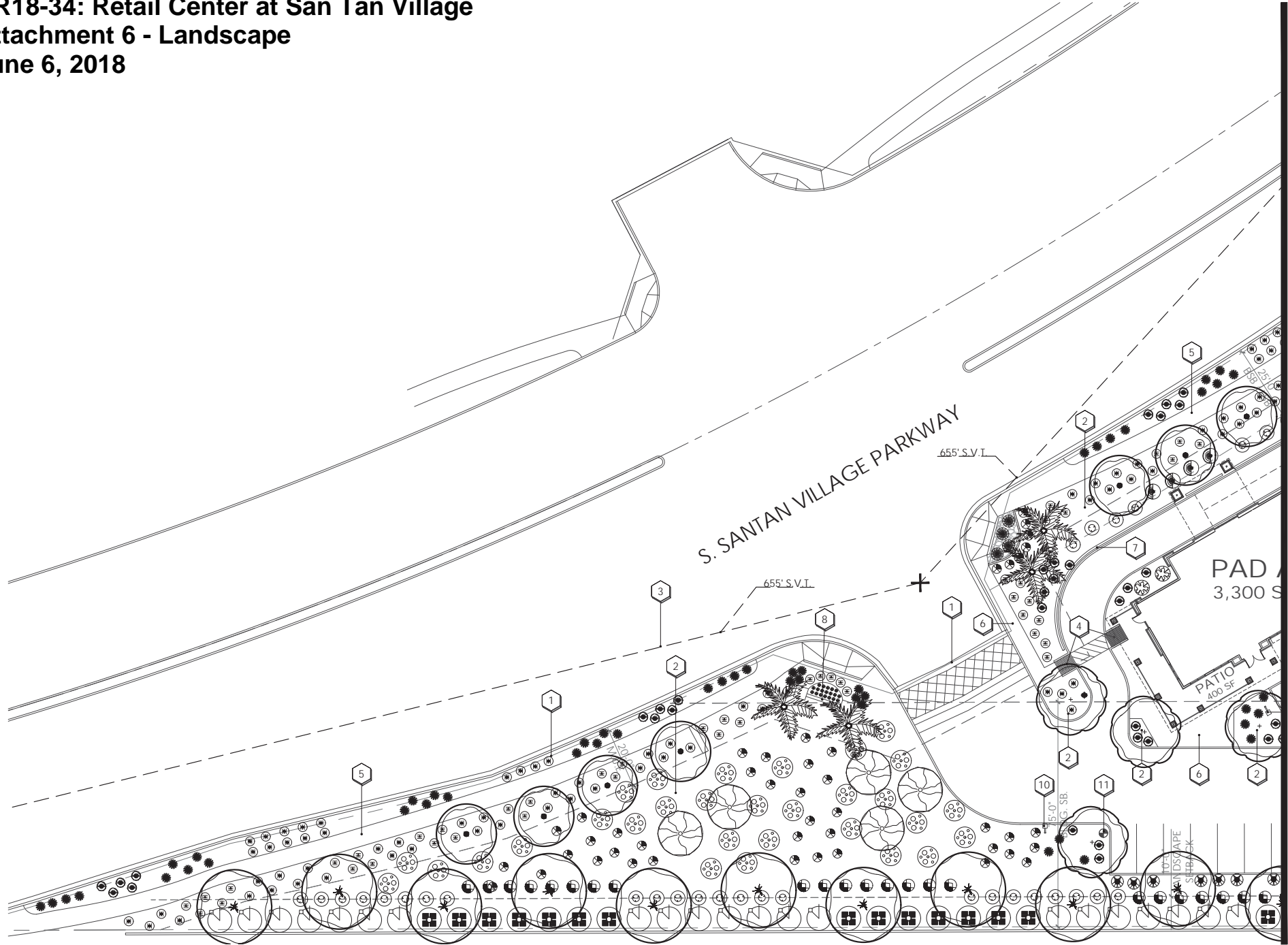
05.23.2018

PROJECT NO.: 18002



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com

DR18-34: Retail Center at San Tan Village  
Attachment 6 - Landscape  
June 6, 2018

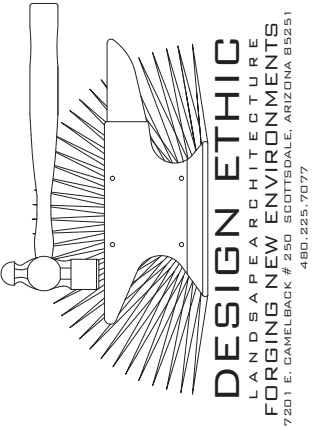


planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- 4 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5 EXISTING SIDEWALK
- 6 PROPOSED SIDEWALK.
- 7 SCREEN WALL. SEE ARCHITECT'S SITE PLAN
- 8 MONUMENT SIGN. SEE SEE ARCHITECT'S SITE PLAN
- 9 TRASH ENCLOSURE
- 10 SIGHT LIGHTING FIXTURE (TYPICAL)
- 11 FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL
- 12 PROPOSED TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.

plant legend

	botanical name common name	emitters	size	qty
trees				
	ACACIA SALICINA WILLOW ACACIA	(5 @ 1.0 GPH)	24" BOX	8
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	(5 @ 1.0 GPH)	24" BOX	6
	DALBERGIA SISSOO SISSOO TREE	(6 @ 1.0 GPH)	24" BOX	22
	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM	(5 @ 1.0 GPH)	24" BOX	13
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	(6 @ 2.0 GPH)	24" BOX	21
palms				
	PHOENIX DACTYLIFERA DATE PALM	(5 @ 1.0 GPH)	20' TALL	6
vines				
	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA		5 GAL.	4
shrubs				
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	(1 @ 1.0 GPH)	5 GAL.	57
	EREMOPHILA SP. VALENTINE	(1 @ 1.0 GPH)	5 GAL.	48
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 'LYNN'S LEGACY' LEUCOPHYLLUM	(1 @ 1.0 GPH)	5 GAL.	20
	NERIUM OLEANDER PETITE PINK OLEANDER	(1 @ 1.0 GPH)	5 GAL.	71
	RUELLIA BRITTONIANA MEXICAN PETUNIA	(1 @ 1.0 GPH)	5 GAL.	93
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	36
	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	42
accents				
	AGAVE WEBERII WEBERS AGAVE	(1 @ 1.0 GPH)	5 GAL.	9
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	18
	ECHINOCACTUS GRUSONII GOLDEN BARREL	(1 @ 1.0 GPH)	5 GAL.	19
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	116
	MUHLENBERGIA CAPILLARIS REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	78
groundcover				
	ACACIA REDOLENS DESERT CARPET	(1 @ 1.0 GPH)	1 GAL.	39
	LANTANA MONTEVIDENSIS PURPLE LANTANA	(1 @ 1.0 GPH)	1 GAL.	76
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1 @ 1.0 GPH)	1 GAL.	114
inerts				
	1/2" SCREENED DECOMPOSED GRANITE EXPRESS ROSE			46,567 S.F.
	6" - 12" FRACTURED RIP RAP EXPRESS ROSE			247 S.F.



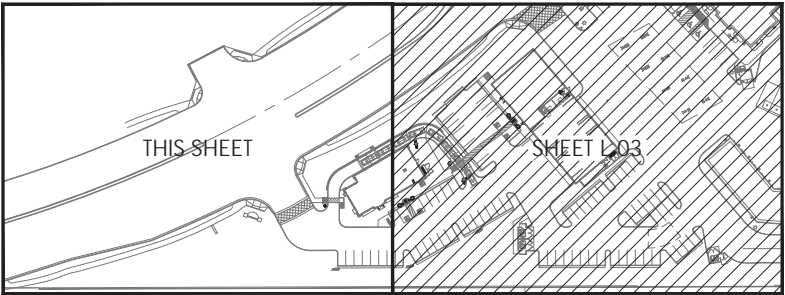
VERTICAL  
DESIGN STUDIOS  
4650 E. Cotton Center Blvd, Ste. 130  
Phoenix, Arizona . 85040  
Ph 602.395.1000 . Fax 602.395.1005

RETAIL AT SAN TAN VILLAGE  
2728 SAN TAN PKWY  
GILBERT, ARIZONA 85234  
PLANTING PLAN

PROJECT:

JOB NO: 18-014  
DATE:  
DRAWN BY: B. PAUL  
SUBMITTED: 05.17.2018  
REVISED:

SHEET



key map

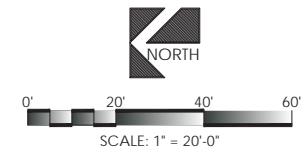


not to scale






MATCHLINE A - SEE SHEET L.02



planting key notes

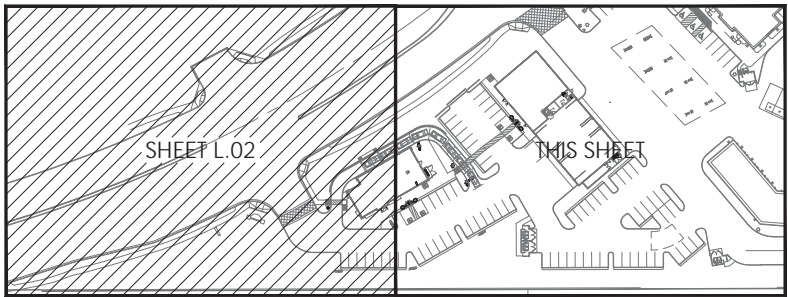
- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
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CALL TWO WORKING DAYS BEFORE YOU DIG  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

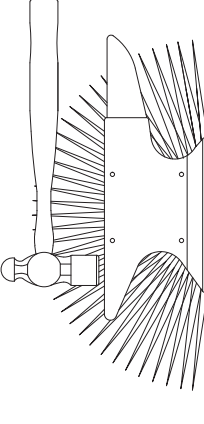
plant legend

	botanical name common name	emitters	size	qty
trees				
	ACACIA SALICINA WILLOW ACACIA	(5 @ 1.0 GPH)	24" BOX	8
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	(5 @ 1.0 GPH)	24" BOX	6
	DALBERGIA SISSOO SISSOO TREE	(6 @ 1.0 GPH)	24" BOX	22
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	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	(1 @ 1.0 GPH)	5 GAL.	57
	EREMOPHILA SP. VALENTINE	(1 @ 1.0 GPH)	5 GAL.	48
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 'LYNN'S LEGACY' LEUCOPHYLLUM	(1 @ 1.0 GPH)	5 GAL.	20
	NERIUM OLEANDER PETITE PINK OLEANDER	(1 @ 1.0 GPH)	5 GAL.	71
	RUELLIA BRITTONIANA MEXICAN PETUNIA	(1 @ 1.0 GPH)	5 GAL.	93
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	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	42
accents				
	AGAVE WEBERII WEBERS AGAVE	(1 @ 1.0 GPH)	5 GAL.	9
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	18
	ECHINOCACTUS GRUSONII GOLDEN BARREL	(1 @ 1.0 GPH)	5 GAL.	19
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	116
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groundcover				
	ACACIA REDOLENS DESERT CARPET	(1 @ 1.0 GPH)	1 GAL.	39
	LANTANA MONTEVIDENSIS PURPLE LANTANA	(1 @ 1.0 GPH)	1 GAL.	76
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1 @ 1.0 GPH)	1 GAL.	114
inerts				
	1/2" SCREENED DECOMPOSED GRANITE EXPRESS ROSE			46,567 S.F.
	6" - 12" FRACTURED RIP RAP EXPRESS ROSE			247 S.F.



key map





DESIGN ETHIC  
LANDSCAPE ARCHITECTURE  
FORGING NEW ENVIRONMENTS  
7201 E. CAMELBACK # 250 SCOTTSDALE, ARIZONA 85251  
480.225.7077



VERTICAL  
DESIGN STUDIOS  
4650 E. Cotton Center Blvd, Ste. 130  
Phoenix, Arizona . 85040  
Ph 602.395.1000 . Fax 602.395.1005

PROJECT:

RETAIL AT SAN TAN VILLAGE  
2728 SAN TAN PKWY  
GILBERT, ARIZONA 85234

SHEET TITLE:

PLANTING PLAN

JOB NO: 18-014

DATE: 05.17.2018

DRAWN BY: B. PAUL

SUBMITTED: 05.17.2018

REVISED:

SHEET



C:\My SecurISync\Projects\1532\_Avalon\_San\_Tan\_Village\_Parkway\1532pgrd01.dgn

COMMENCING AT THE CENTER OF SAID SECTION 33, A 1/2" INCH REBAR WITH NO IDENTIFICATION, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 33, A BRASS CAP FLUSH BEARS NORTH 00 DEGREES 11 MINUTES 58 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 2641.07 FEET, SAID CENTER OF SECTION BEING THE POINT OF BEGINNING;  
THENCE ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION, NORTH 00 DEGREES 11 MINUTES 58 SECONDS WEST, A DISTANCE OF 588.64 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, AS SHOWN ON THE MAP OF DEDICATION (M.O.D.) RECORDED IN BOOK 671 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS (M.C.R.), AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;  
THENCE LEAVING SAID NORTH-SOUTH MIDSECTION LINE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 1553.58 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 74 DEGREES 41 MINUTES 25 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 54 SECONDS, A DISTANCE OF 98.32 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;  
THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 1538.18 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 78 DEGREES 11 MINUTES 57 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 03 DEGREES 18 MINUTES 42 SECONDS, A DISTANCE OF 88.91 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;  
THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1557.80 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 67 DEGREES 50 MINUTES 04 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 09 DEGREES 05 MINUTES 54 SECONDS, A DISTANCE OF 103.71 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;  
THENCE SOUTH 18 DEGREES 07 MINUTES 18 SECONDS WEST, A DISTANCE OF 41.81 FEET;  
THENCE SOUTH 27 DEGREES 45 MINUTES 07 SECONDS EAST, A DISTANCE OF 44.96 FEET;  
THENCE NORTH 62 DEGREES 14 MINUTES 53 SECONDS EAST, A DISTANCE OF 19.41 FEET;  
THENCE SOUTH 73 DEGREES 28 MINUTES 31 SECONDS EAST, A DISTANCE OF 30.10 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;  
THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 1553.58 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 60 DEGREES 31 MINUTES 46 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 09 DEGREES 05 MINUTES 54 SECONDS, A DISTANCE OF 246.70 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;  
THENCE SOUTH 05 DEGREES 31 MINUTES 20 SECONDS WEST, A DISTANCE OF 41.80 FEET;  
THENCE SOUTH 40 DEGREES 21 MINUTES 26 SECONDS EAST, A DISTANCE OF 19.48 FEET;  
THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 49 DEGREES 38 MINUTES 34 SECONDS EAST, A DISTANCE OF 103.71 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;  
THENCE ALONG SAID NORTH-SOUTH MID-SECTION LINE, NORTH 00 DEGREES 11 MINUTES 58 SECONDS WEST, A DISTANCE OF 272.23 FEET, TO THE POINT OF BEGINNING.



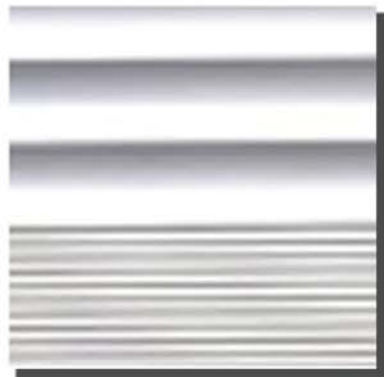




Boral Stone: Cultured Stone  
Country Ledgestone  
'Aspen'



Superlite  
Integral Colored Block  
'Tierra Brown' (8"x8"x16")



Oldcastle BuildingEnvelope  
204 Clear Class II



Atas International, Inc.  
Standing Seam  
'Galvalume'

Change to "Modesto"



Nichiha Fiber Cement  
VintageWood  
'Bark'



Sherwin Williams  
SW 7036 'Accessible Beige'



Sherwin Williams  
SW 7066 'Gray Matters'



Sherwin Williams  
SW 2845 'Bunglehouse Gray'



# RETAIL CENTER at SanTan Village

S Santan Village Parkway and Market Street  
Gilbert, AZ 85295

02.28.2018  
PROJECT NO.: 18002



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com

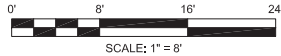




Two doors relocated  
to underneath stone  
feature on south  
elevation.

MATERIAL/COLOR SCHEDULE

MATERIALS	
1.	CLEAR ANODIZED ALUMINUM FRAME WITH 1" INSULATED GLAZING
2.	E.I.F.S. FINISH TO BE PAINTED
3.	E.I.F.S. CORNICE TO BE PAINTED
4.	E.I.F.S. ACCENT
5.	STONE VENEER
6.	INTEGRAL COLORED MASONRY
7.	FAUX WOOD FIBER CEMENT BOARD
8.	STANDING SEAM ROOFING
9.	FUTURE TENANT SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL
10.	ELEVATION BEYOND
11.	MECHANICAL UNIT BEYOND
12.	HOLLOW METAL DOOR - PAINTED TO MATCH ADJACENT WALLS
13.	DRIVE-THRU WINDOW LOCATION
14.	LIGHT FIXTURE
15.	STEEL FENCING
16.	S.E.S. LOCATION
COLORS	
by Sherwin Williams (or Equal):	by Atlas International, Inc. (or Equal):
A. SW 7036 'ACCESSIBLE BEIGE'	F. STANDING SEAM 'GALVALUME'
B. SW 7066 'GRAY MATTERS'	
by Oldcastle Building Envelope (Or Equal):	by SuperTile (or Equal):
C. 204 CLEAR CLASS II	G. INTEGRAL COLORED BLOCK (8"X8"X16") 'MODESTO'
by Nichia Fiber Cement (Or Equal):	
D. VINTAGEWOOD 'BARK'	
by Boral (Or Equal):	
E. CULTURED STONE COUNTRY LEDGESTONE 'ASPEN'	
	MATERIAL #
	FINISH X
A	
B	
C	
D	
E	
F	
G	



RETAIL CENTER at SanTan Village  
S SanTan Village Parkway and Market Street  
Gilbert, Arizona  
05.23.18  
PROJECT NO.: 18002.00



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com

## MATERIAL/COLOR SCHEDULE

### MATERIALS

1. CLEAR ANODIZED ALUMINUM FRAME WITH 1" INSULATED GLAZING
2. E.I.F.S. FINISH TO BE PAINTED
3. E.I.F.S. CORNICE TO BE PAINTED
4. E.I.F.S. ACCENT
5. STONE VENEER
6. INTEGRAL COLORED MASONRY
7. FAUX WOOD FIBER CEMENT BOARD
8. STANDING SEAM ROOF
9. FUTURE TENANT SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL
10. ELEVATION BEYOND
11. STEEL CANOPY TO BE PAINTED
12. HOLLOW METAL DOOR - PAINTED TO MATCH ADJACENT WALLS
13. STEEL GREEN SCREEN
14. S.E.S. LOCATION
15. MECHANICAL UNITS BEYOND
16. LIGHT FIXTURE

### COLORS

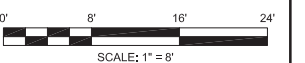
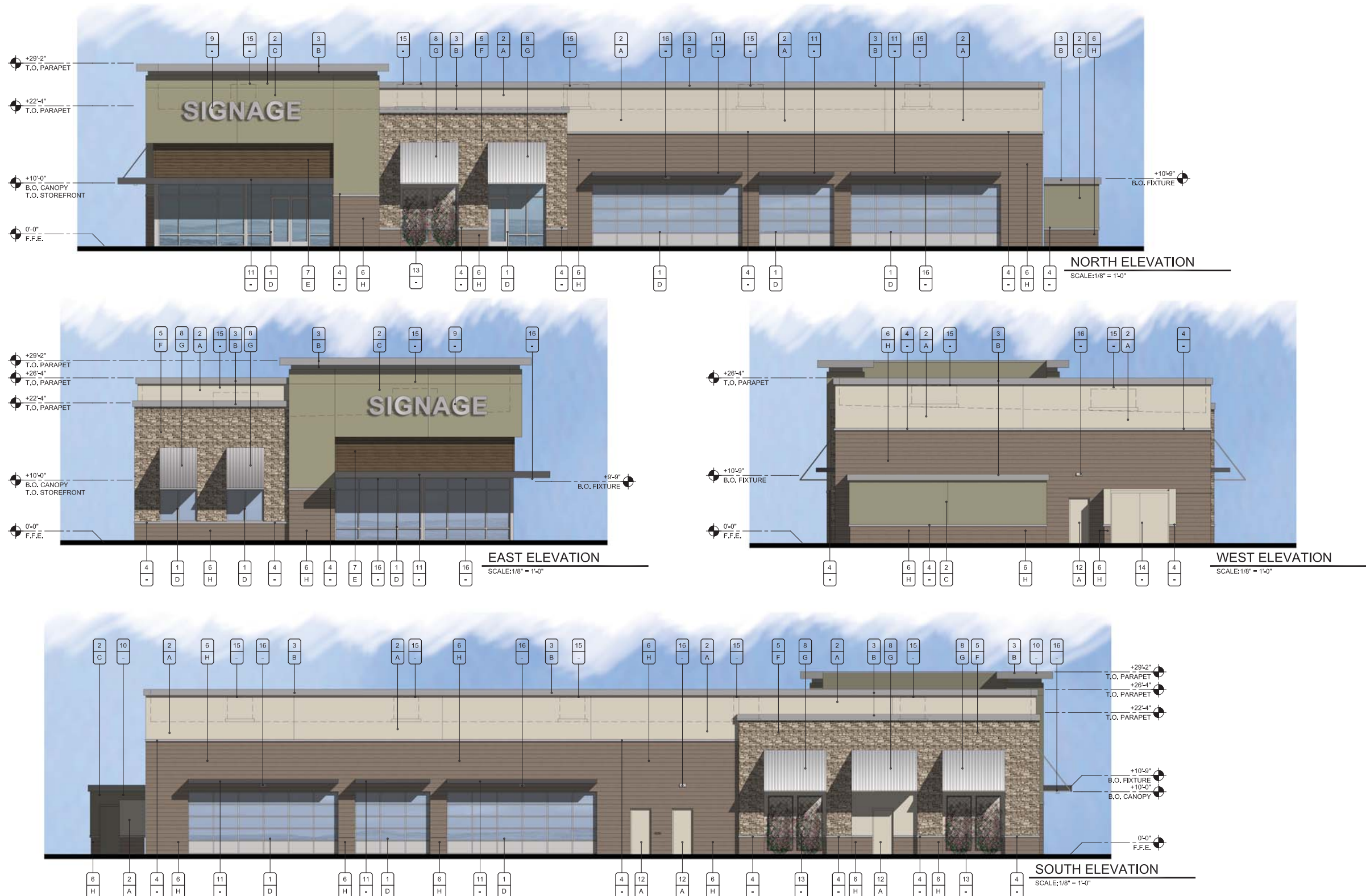
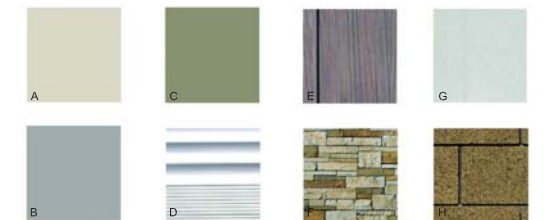
- by Sherwin Williams (or Equal):  
A. SW 7036 'ACCESSIBLE BEIGE'  
B. SW 7068 'GRAY MATTERS'  
C. SW 2845 'BUNGLEHOUSE GRAY'
- by Alas International, Inc. (or Equal):  
G. STANDING SEAM 'GALVALUME'

- by Oldcastle Building Envelope (Or Equal):  
D. 204 CLEAR CLASS II
- by Superite (or Equal):  
H. INTEGRAL COLORED BLOCK (8"x8"x16") 'MODESTO'

- by Nichiha Fiber Cement (Or Equal):  
E. VINTAGEWOOD 'BARK'

- by Borat (Or Equal):  
F. CULTURED STONE COUNTRY LEDGESTONE 'ASPEN'

MATERIAL #  
FINISH X



# RETAIL CENTER at SanTan Village

S SanTan Village Parkway and Market Street

Gilbert, Arizona

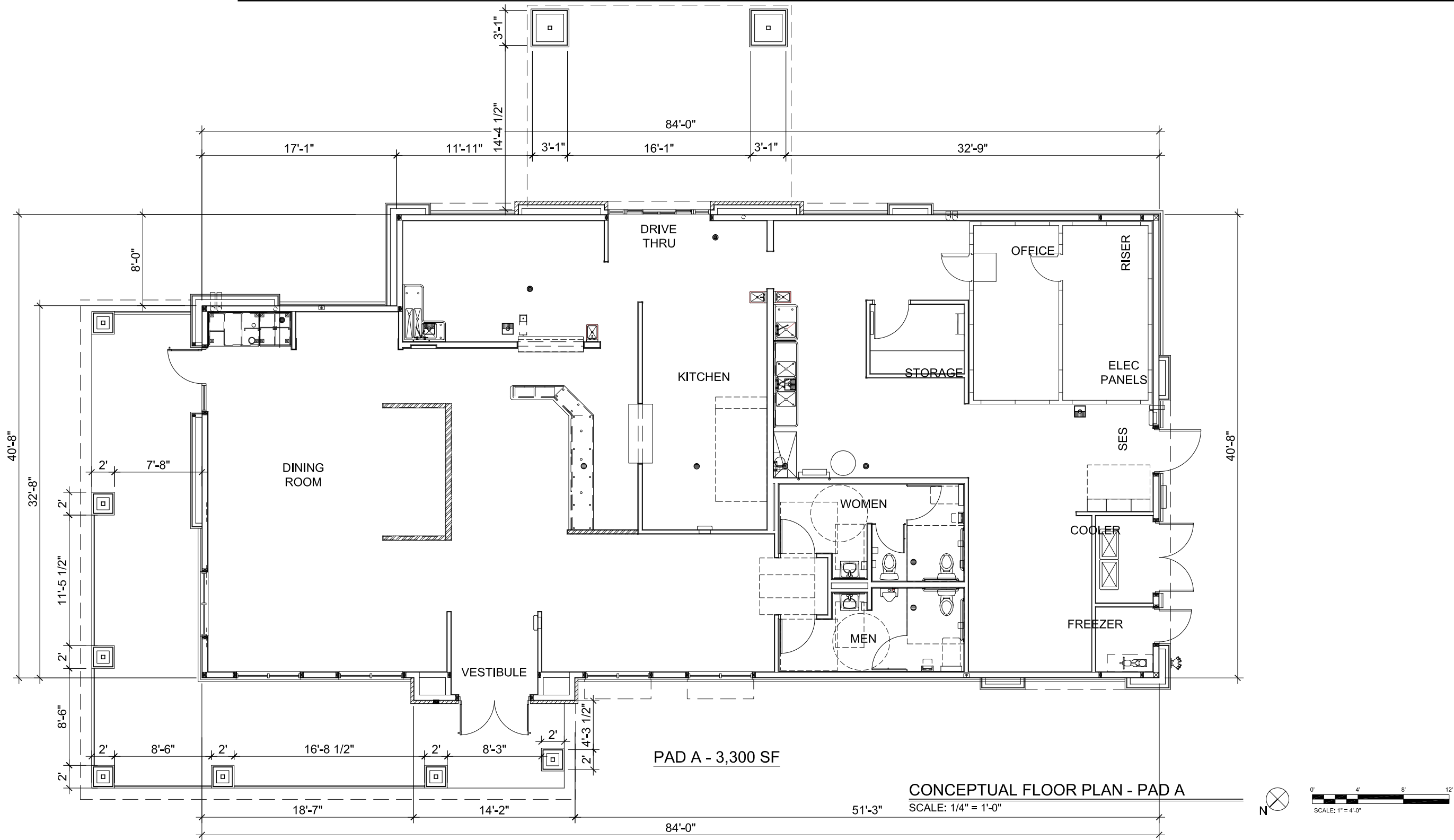
05.18.18

PROJECT NO.: 18002.00



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com





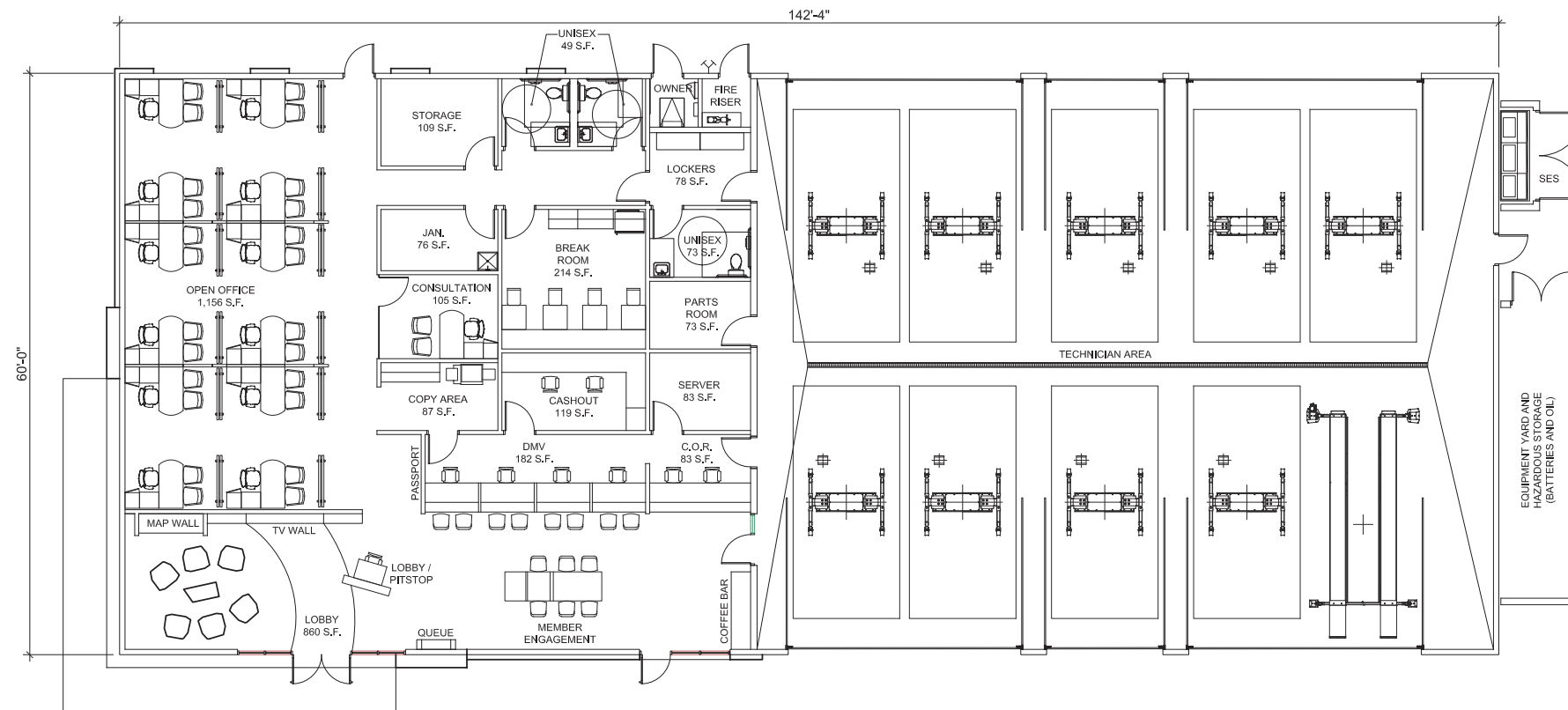
# RETAIL CENTER at SanTan Village

S Santan Village Parkway and Market Street  
Gilbert, AZ 85295

05.23.2018  
PROJECT NO.: 18002



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com



PAD B - 8,540 SF

CONCEPTUAL FLR PLAN - PAD B - OPTION 3  
SCALE: 1/8" = 1'-0"



## RETAIL CENTER at SanTan Village










S Santan Village Parkway and Market Street  
Gilbert, AZ 85295



02.28.2018

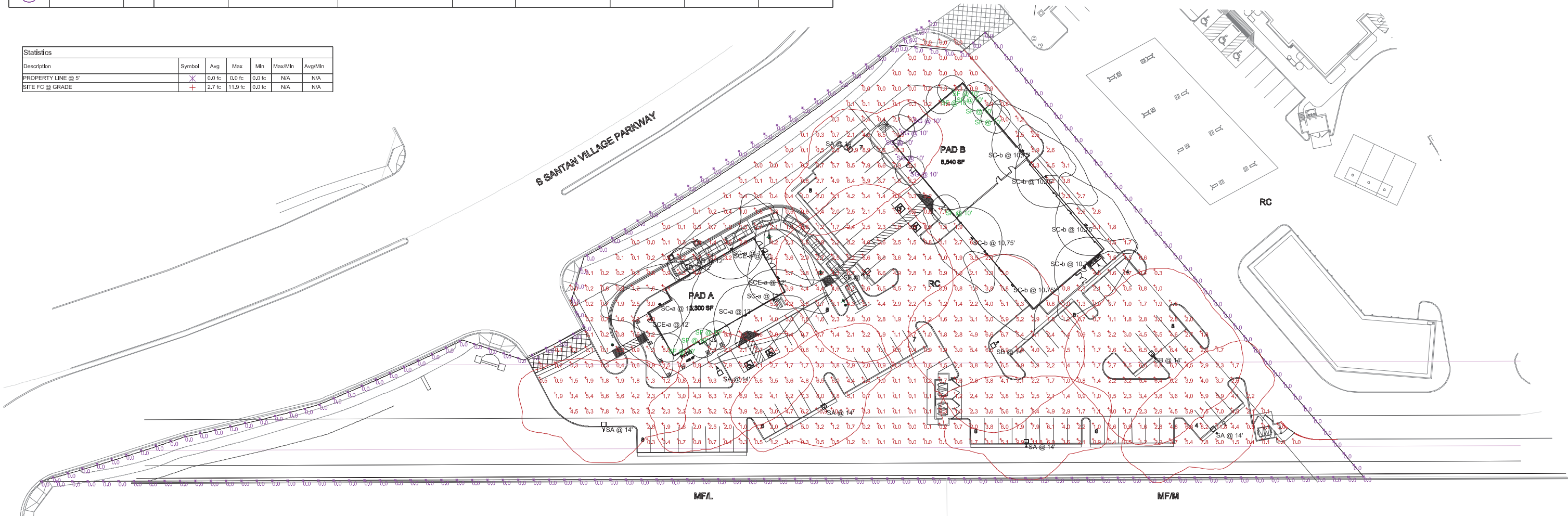
PROJECT NO.: 18002



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	6	Lithonia Lighting	KAD LED 60C 1000 40K R4 MVOLT HS (FINISH) / SSS 11.5" WITH 2.5" BASE	KAD LED, 60 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 4 OPTICS WITH HOUSE SIDE SHIELDS.	LED	KAD_LED_60C_1000_40K_R4_MVOLT_HS.Jes	16195	0.91	216
	SB	3	Lithonia Lighting	KAD LED 60C 1000 40K R5 MVOLT (FINISH) / SSS 11.5" WITH 2.5" BASE	KAD LED, 60 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 5 OPTICS.	LED	KAD_LED_60C_1000_40K_R5_MVOLT.Jes	21961	0.91	216
	SC-a	4	Lithonia Lighting	WSR LED 2 10A700/40K SR3 MVOLT (FINISH) / 12" AFG	WSR LED WITH 1 MODULE, 20 LEDfs, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	LED	WSR_LED_2_10A700_40K_SR3_MVOLT.Jes	4055	0.91	47
	SC-b	2	Lithonia Lighting	WSR LED 2 10A700/40K SR3 MVOLT ELCW (FINISH) / 10.75" AFG	WSR LED WITH 1 MODULE, 20 LEDfs, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	LED	WSR_LED_2_10A700_40K_SR3_MVOLT.Jes	4055	0.91	47
	SC-b	4	Lithonia Lighting	WSR LED 2 10A700/40K SR3 MVOLT (FINISH) / 10.75" AFG	WSR LED WITH 1 MODULE, 20 LEDfs, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	LED	WSR_LED_2_10A700_40K_SR3_MVOLT.Jes	4055	0.91	47
	SCE-a	3	Lithonia Lighting	WSR LED 2 10A700/40K SR3 MVOLT ELCW (FINISH) / 12" AFG	WSR LED WITH 1 MODULE, 20 LEDfs, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	LED	WSR_LED_2_10A700_40K_SR3_MVOLT.Jes	4055	0.91	47
	SD	2	V2 LIGHTING	C3SP D N W 13 83 40 60 (FINISH) (SUSPENSION) / 12" AFG	PENDANT MOUNTED	LED	CORE 300 1300lm 80CRI 60deg.JES	1300	0.91	18
	SF	9	V2 LIGHTING	C3SS D N W 13 83 40 60 (FINISH) / 10" AFG	WALL MOUNTED	LED	CORE 300 1300lm 80CRI 60deg.JES	1300	0.91	18
	SG	5	V2 LIGHTING	C3SM D N W 13 83 40 60 (FINISH) / 10" AFG	SURFACE MOUNTED	LED	CORE 300 1300lm 80CRI 60deg.JES	1300	0.91	18

Statistics						
Description	Symbol	Avg	Max	Mn	Max/Mn	Avg/Mn
PROPERTY LINE @ 5'		0.0 fc	0.0 fc	0.0 fc	N/A	N/A
SITE FC @ GRADE		2.7 fc	11.9 fc	0.0 fc	N/A	N/A



PHOTOMETRIC PLAN  
SCALE: 1" = 30'-0"



# RETAIL CENTER at SanTan Village

S Santan Village Parkway and Market Street  
Gilbert, AZ 85295

05.21.2018

PROJECT NO.: 18002



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com



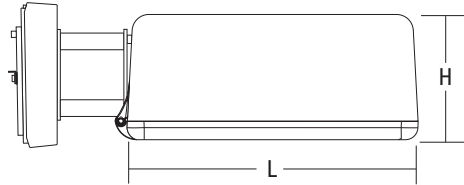


# KAD LED LED Area Luminaire



## Specifications

<b>EPA:</b>	1.2 ft <sup>2</sup> (0.11 m <sup>2</sup> )
<b>Length:</b>	17-1/2" (44.5 cm)
<b>Width:</b>	17-1/2" (44.5 cm)
<b>Height:</b>	7-1/8" (18.1 cm)
<b>Weight (max):</b>	36 lbs. (16.4 kg)



Catalog  
Number

Notes

Type  
**SA**

Hit the Tab key or mouse over the page to see all interactive elements.

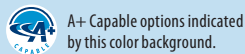
## A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL<sup>®</sup> controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability<sup>1</sup>
- This luminaire is part of an A+ Certified solution for ROAM<sup>®</sup>2 or XPoint<sup>™</sup> Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**<sup>1</sup>

To learn more about A+,  
visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately:  
[Link to Roam](#); [Link to DTL DLL](#)



## Ordering Information

**EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD**

KAD LED						
Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting <sup>3</sup>
KAD LED	20C <sup>1</sup> 20 LEDs 30C <sup>1</sup> 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA <sup>1</sup> 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V	MVOLT 277 <sup>2</sup> 120 <sup>2</sup> 347 <sup>1</sup> 208 <sup>2</sup> 480 <sup>1</sup> 240 <sup>2</sup>	<b>Shipped included</b> SPUMBAK <sup>___</sup> Square pole universal mounting adaptor <sup>4</sup> RPUMBAK <sup>___</sup> Round pole universal mounting adaptor <sup>4</sup> SPD <sup>___</sup> Square pole RPD <sup>___</sup> Round pole WBD <sup>___</sup> Wall bracket WWD <sup>___</sup> Wood pole or wall  <b>Shipped separately</b> DAD12P Degree arm (pole) DAD12WB Degree arm (wall) KMA Mast arm external fitter

Options	Finish (required)
<b>Shipped installed</b> PER5 NEMA twist-lock five-wire receptacle only (no controls) <sup>5</sup> PER7 Seven-wire receptacle only (no controls) <sup>5</sup> SF Single fuse (120, 277, 347V) <sup>2</sup> DF Double fuse (208, 240, 480V) <sup>2</sup> PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc <sup>6,7</sup> PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc <sup>6,7</sup> PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>6,7</sup> PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>6,7</sup> BL30 Bi-level switched dimming, 30% <sup>7,8,9</sup> BL50 Bi-level switched dimming, 50% <sup>7,8,9</sup>	<b>Shipped separately<sup>11</sup></b> WG Wire guard DDBXD Dark bronze DBLXD Black <b>DNAXD Natural aluminum</b> DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • [www.lithonia.com](http://www.lithonia.com)  
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KAD-LED  
Rev. 02/07/17



# WSR LED

## Architectural Wall Sconce



Inverted available with WLU option only.

### Specifications

#### Luminaire

**Height:** 7-1/4"  
(18.4 cm)

**Width:** 18"  
(45.7 cm)

**Depth:** 9"  
(22.8 cm)

**Weight:** 17 lbs  
(7.7 kg)

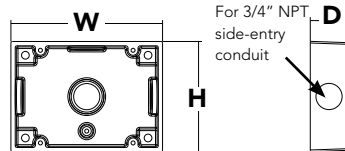


### Optional Back Box (BBW)

**Height:** 4"  
(10.2 cm)

**Width:** 5-1/2"  
(14.0 cm)

**Depth:** 1-1/2"  
(3.8 cm)



Catalog  
Number

Notes

Type

SC

Hit the Tab key or mouse over the page to see all interactive elements.

### Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WSR LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

### Ordering Information

**EXAMPLE:** WSR LED 2 10A700/40K SR3 MVOLT DDBTXD

WSR LED							
Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options	Finish (required)
WSR LED	1 One engine (10 LEDs)	<b>700 mA options:</b> 10A700/30K 3000K	SR2 Type II	MVOLT <sup>1</sup>	<b>Shipped included</b> (blank) Surface mount	<b>Shipped installed</b> PE Photoelectric cell, button type <sup>2,4,5</sup>	DDBXD Dark bronze
	2 Two engines (20 LEDs)	10A700/40K 4000K 10A700/50K 5000K	SR3 Type III SR4 Type IV	120 <sup>2</sup> 208 <sup>2</sup> 240 <sup>2</sup> 277 <sup>2</sup> 347 <sup>2</sup> 480 <sup>2</sup>	UT5 Uptilt 5 degrees <b>Shipped separately</b> <sup>2</sup> BBW Surface-mounted back box	SF Single fuse (120, 277, 347V) <sup>2</sup> DF Double fuse (208, 240, 480V) <sup>2</sup> DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup, non CEC compliant <sup>6,7</sup> WLU Wet location door for up orientation <sup>8</sup> PIR Motion/ambient light sensor <sup>9</sup> DS Dual switching <sup>10</sup> SPD Separate surge protection <sup>11</sup>	DBLXD Black <b>DNAXD</b> Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum
						<b>Shipped separately</b> VG Vandal guard WG Wire guard	DWHGXD Textured white DSSTXD Textured sandstone

### Accessories

Ordered and shipped separately.

WSBBW DDBXD U Surface mounted back box

### NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options.
- Must be ordered with fixture; cannot be field installed.
- Specify 120, 208, 240 or 277 options only ordering with photocell.
- Not available with 480V option. Not available with motion/ambient light sensor (PIR).
- Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
- Cannot be used in California. Not qualified under CEC T20 requirements.
- WLU not available with PIR or ELCW.
- See PIR Table.
- Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
- See electrical section on page 2 for more details.



## PROJECT

Job	<input type="text"/>	Notes <input type="text"/>
Type	SD	
Part #	<input type="text"/>	

## SPECIFICATIONS

- Source Xicato XTM LED module - up to 3000 lumens
- C.C.T. 2700K, 3000K, 3500K or 4000K
- Color Consistency 1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
- CRI (Ra) 83 or 98
- Driver / Location Included / Remote mount or deep canopy options
- Dimming 0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
- Input Voltage 100 to 277VAC, phase dimmable versions are 120VAC only
- Power Up to 36 watts max, depending on LED module / driver
- Reflector 20°, 40° or 60° - field replaceable without tools
- Material CNC machined aluminum with stainless steel hardware
- Finish Powder coat - TGIC polyester for exterior and interior use
- Weight 4 lb. [1.8 kg]
- Location Listed for Wet & Damp locations
- Approvals ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
- L80 Life > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
- Warranty Lifetime Limited Warranty - see warranty for details
- IES Files LM-79-08 IES files available at [www.v2LightingGroup.com/downloads](http://www.v2LightingGroup.com/downloads)
- Modifications Any modification or customization is possible - consult factory



## ORDERING LOGIC

Model	Driver Location	Dimming	Mounting Location	Output	CRI *	C.C.T.	Reflector	Shell	Options
<b>C3SM</b>									
	<b>R</b> =Remote	<b>N</b> =None	<b>D</b> =Damp	<b>07</b> =700 lm	<b>83</b> =83	<b>27</b> =2700K	<b>20</b> =20°	<b>XX</b>	
	<b>D</b> =Deep	<b>P</b> =Phase	<b>W</b> =Wet	<b>10</b> =950 lm	<b>98</b> =98*	<b>30</b> =3000K	<b>40</b> =40°	(see chart on page 4)	
	Canopy	<b>V</b> =0-10V		<b>13</b> =1300 lm		<b>35</b> =3500K	<b>60</b> =60°		
		<b>Z</b> =Other		<b>20</b> =2000 lm		<b>40</b> =4000K		<b>ZZ</b> =Custom	
				<b>30</b> =3000 lm					

\* 98 CRI not available in 3000 lm

Example Part Number: **C3SM-NND-20832740-S3**

CORE 300 SX Surface Mount - Remote Driver, No Dimming, Damp Location - 2000 lm, 83 CRI, 2700K, 40° Reflector - S3 Red Shell

## PROJECT

Job	<input type="text"/>	Notes <input type="text"/>
Type	SF	
Part #	<input type="text"/>	

## SPECIFICATIONS

- Source Xicato XTM LED module - up to 3000 lumens
- C.C.T. 2700K, 3000K, 3500K or 4000K
- Color Consistency 1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
- CRI (Ra) 83 or 98
- Driver / Location Included / Remote mount or deep canopy options
- Dimming 0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
- Input Voltage 100 to 277VAC, phase dimmable versions are 120VAC only
- Power Up to 36 watts max, depending on LED module / driver
- Reflector 20°, 40° or 60° - field replaceable without tools
- Material CNC machined aluminum with stainless steel hardware
- Finish Powder coat - TGIC polyester for exterior and interior use
- Weight 4 lb. [1.8 kg]
- Location Listed for Wet & Damp locations
- Approvals ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
- L80 Life > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
- Warranty Lifetime Limited Warranty - see warranty for details
- IES Files LM-79-08 IES files available at [www.v2LightingGroup.com/downloads](http://www.v2LightingGroup.com/downloads)
- Modifications Any modification or customization is possible - consult factory



## ORDERING LOGIC

Model	Driver Location	Dimming	Mounting Location	Output	CRI *	C.C.T.	Reflector	Shell	Options
<b>C3SS</b>									
	<b>R</b> =Remote	<b>N</b> =None	<b>D</b> =Damp	<b>07</b> =700 lm	<b>83</b> =83	<b>27</b> =2700K	<b>20</b> =20°	<b>XX</b>	
	<b>D</b> =Deep	<b>P</b> =Phase	<b>W</b> =Wet	<b>10</b> =950 lm	<b>98</b> =98*	<b>30</b> =3000K	<b>40</b> =40°	(see chart on page 4)	
	Canopy	<b>V</b> =0-10V		<b>13</b> =1300 lm		<b>35</b> =3500K	<b>60</b> =60°		
		<b>Z</b> =Other		<b>20</b> =2000 lm		<b>40</b> =4000K		<b>ZZ</b> =Custom	
				<b>30</b> =3000 lm					

\* 98 CRI not available in 3000 lm

Example Part Number: **C3SS-RND-20832740-S3**

CORE 300 SX Sconce - Remote Driver, No Dimming, Damp Location - 2000 lm, 83 CRI, 2700K, 40° Reflector - S3 Red Shell

## PROJECT

Job	<input type="text"/>	Notes <input type="text"/>
Type	SG	
Part #	<input type="text"/>	

## SPECIFICATIONS

Source Xicato XTM LED module - up to 3000 lumens  
 C.C.T. 2700K, 3000K, 3500K or 4000K  
 Color Consistency 1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001  
 CRI (Ra) 83 or 98  
 Driver / Location Included / Remote mount or deep canopy options  
 Dimming 0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available  
 Input Voltage 100 to 277VAC, phase dimmable versions are 120VAC only  
 Power Up to 36 watts max, depending on LED module / driver  
 Reflector 20°, 40° or 60° - field replaceable without tools  
 Material CNC machined aluminum with stainless steel hardware  
 Finish Powder coat - TGIC polyester for exterior and interior use  
 Weight 4 lb. [1.8 kg]  
 Location Listed for Wet & Damp locations  
 Approvals ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0  
 L80 Life > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08  
 Warranty Lifetime Limited Warranty - see warranty for details  
 IES Files LM-79-08 IES files available at [www.v2LightingGroup.com/downloads](http://www.v2LightingGroup.com/downloads)  
 Modifications Any modification or customization is possible - consult factory



## ORDERING LOGIC

Model	Driver Location	Dimming	Mounting Location	Output	CRI *	C.C.T.	Reflector	Shell	Options
<b>C3SM</b>									
	<b>R</b> =Remote	<b>N</b> =None	<b>D</b> =Damp	<b>07</b> =700 lm	<b>83</b> =83	<b>27</b> =2700K	<b>20</b> =20°	<b>XX</b>	
	<b>D</b> =Deep	<b>P</b> =Phase	<b>W</b> =Wet	<b>10</b> =950 lm	<b>98</b> =98*	<b>30</b> =3000K	<b>40</b> =40°	(see chart on page 4)	
	Canopy	<b>V</b> =0-10V		<b>13</b> =1300 lm		<b>35</b> =3500K	<b>60</b> =60°		
		<b>Z</b> =Other		<b>20</b> =2000 lm		<b>40</b> =4000K		<b>ZZ</b> =Custom	
				<b>30</b> =3000 lm					

\* 98 CRI not available in 3000 lm

Example Part Number: **C3SM-NND-20832740-S3**

CORE 300 SX Surface Mount - Remote Driver, No Dimming, Damp Location - 2000 lm, 83 CRI, 2700K, 40° Reflector - S3 Red Shell